# E(O)TEDI ECT APARTMEN WITH RESTAURA

# Hotel Iroquois

43 to 49 West 44th St.

A FEW BEAUTIFUL APARTMENTS, FUR-NISHED OR UNFURNISHED, TO LEASE FROM OCTOBER 1. TWO, THREE OR FOUR ROOMS AND BATHS.

ALSO APARTMENT FOR PHYSICIAN IN ANNEX; EVERY CONVENIENCE AND SERVICE.

> RESTAURANT A LA CARTE OR TABLE D'HOTE.

## THE WARRINGTON

Madison Ave., Between 32d and 33d Sts.

Apartment Hotel.

Under New Management.

FEW APARTMENTS OF TWO, FOUR AND SIX ROOMS, FURNISHED OR UNFURNISHED. SEPARATE MAIDS' ROOMS.

For particulars apply to

WHITEHOUSE & PORTER.

573 5th Ave., Windsor Arcade,

or J. B. WISTAR, Mgr., on premises.

### HOTEL

## ARLINGTON

18, 20 West Twenty-Fifth Street.

TRANSIENT AND FAMILY HOTEL

MOST CENTRALLY LOCATED

- NEAR MADISON SQUARE

AND NOT A BLOCK FROM BROADWAY.

VERY QUIET-VERY CONVENIENT.

FURNISHED AND UNFURNISHED APARTMENTS OF ONS, TWO AND THREE ROOMS AND BATH ARE OPEN NOW FOR LEASING.

Call or write for Booklet.

Restaurant a la Carte.

T. E. TOLSON, Manager. WM. F. INGOLD, Proprietor. TELEPHONE 2006-MADISON SQUARE.

### HOTEL ST. LOUIS

QUIET AND CONVENIENT

34 and 36 East 32d Street

Apartments, 1, 2 and 3 Rooms and Bath. Furnished or Unfurnished

Cuisine and Service Unexcelled

Apartments are now being leased for the coming year

A. C. McCLELLAN & SON

## HOTEL LONGACRE 157-163 W. 47th St. Near Broadway The location is convenient to **EXCLUSIVELY** BACHELOR H. R. SHARES, PROP.

## Madison Avenue Hotel

Madison Ave. and 92d Street.

ALSO

Apartments for Select Families.

Limited Number Single Rooms.

Elegant fireproof hotel in superb location and fashionable neighborhood.

American plan, table board of highest quality at \$12 per week. Cafe, Restaurant, Telegraph and Cable office and Telephones throughout.

OVERLOOKING CENTRAL PARK.

Leases Now Being Made.

J. HULL DAVIDSON, Manager.

Hotel COLONIAL

81st Street and Manhattan Square

Modern Fireproof Residential Hotel

Restaurant on Twelfth Floor, overlooking the Parks.

Highest Altitude Natural light on in City.

Suites of ONE, TWO, THREE, FOUR and FIVE ROOMS, with one or more baths.

FURNISHED or UNFURNISHED.

Desirable Single Rooms for Bachelors.

UNDER SAME MANAGEMENT AS

Hotel SOMERSET

in City.

SHERMAN SQUARE

HOTEL,

BROADWAY AND 71ST ST.,

FACING THE SQUARE.

Most convenient residential site in New York; one block from delightful Central Park.

Subway express station at 72d street and six surface car lines pass the hotel.

Modern construction; exquisite and tasteful finish: superior service.

All rooms spacious and light.

A FEW IDESIRABLE SUITES.

Two Rooms with Bath.

Three and four Rooms with Bath.

Six and eight Rooms with two Baths.

For lease for coming year.

RESTAURANT A LA CARTE.

W. H. TURNER, Manager.

Hotel Renaissance

512 Fifth Ave., Cor. 43d St.

Apartments Furnished

and Unfurnished.

NO EXTRA CHARGE FOR IT.

Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

### MODATIONS ELSEWHERE IN MANHATTAN BOROUGH AT SAME RENTS. THE CLENDENING

### APARTMENT HOTEL

202 West 103d st., Subway station 200 feet from door.

Having completely rented all two and three room apartments, we offer the following larger suites for families.

rooms and bath, at \$57.50 to \$62.50 mo. Five rooms, parlor, 14x24, \$75.00 mo. Two choice corners \$75.00 and \$82.50 mo.

All night elevator, maid and hotel service, telephones, private halls.

Superior American Plan Restaurant. Best references essential.

EWEN HATHAWAY, MANAGER TELEPHONE, 3610-RIVERSIDE.

# THE RHINELANDER

12 Fifth Avenue

An exclusive, exquisitely appointed modern fireproof

### APARTMENT HOTEL

Located in old Knickerbocker neighborhood of Washington Square.

Restaurant a la Carte

A FEW SUITES FURNISHED OR UNFURNISHED TO LEASE TO DESIR-ABLE TENANTS.

# HOTEL CARLTON

Ouiet, Convenient and Homelike.

Broadway and 54th Street.

Apartments of 4 and 5 Rooms and 2 Baths with

### KITCHENETTE

Hotel service of the highest standard. Its location handy to all theatres and the shopping district. Cars transferring to all parts of the city.

Apartments, furnished and unfurnished, permanent and transient, Restaurant a la carte, are now being leased for the coming year. Reference required.

A. C. McCLELLAN & SON.

HOTEL

HARGRAVE

72d STREET WEST

NOW READY FOR OCCUPANCY.

AND ONLY 12 MINUTES FROM CITY HALL.

A number of Single Rooms with Bath Especially Furnished for Bachelors

Within a block of Subway Express and Elevated Stations

# The New Weston,

MADISON AVE. AND 49TH ST., NEW YORK.

HE NEW WESTON, a new modern fireproof apartment hotel, has just been completed and will open for the reception of guests on October 1st, 1906.

It is centrally located, seven blocks from Grand Central Depot and 42d Street Subway Express Station, two blocks from 50th Street Ele-

light. The single rooms are all outside and handsomely furnished. THE NEW WESTON will be conducted on the American and European plans, with furnished and unfurnished aparments, beautifully

FRANCES A. BEYEA. Proprietor.

Manager.

The Hotel is of twelve and one-half stories, and built on the site lately vacated by COLUMBIA UNIVERSITY.

vated Road, and the Madison Avenue Surface Cars pass the Hotel.

All the apartments have outside exposure and are flooded with sunarranged for permanent and transient guests. D. J. O'HARA,

(Formerly with Buckingham Hotel.)

# NEW HOTEL ST. BRENDAN

The Lorraine Northeast corner Columbus av. and 103d St.; 3 blocks from Subway Station, one from L R.R., surface cars at corner, transferring to all parts of the city; suites of one or



**Hoffman Arms** 

R. L. GARCETON, Prop.

1.—ELEGANTLY FURNISHED APARTMENT, private bath, \$1.50 daily; including meals, two, \$25 weekly; one, \$15. VAN RENSSELAER, 17 East 11th street, a three story and basement brownstone front dwelling, on lot 15.9x102.2.

134TH STREET.—Paul Halpin bas sold the plot, 150x90.11, on the north side of 134th street, 500 feet west of Broadway. The westerly half of the plot will be improved.

KING STREET.—Sarah E. Shear has sold to Nicola di Francesco Miles No. 20 King street, a three story dwelling, on lot 20x100.

143D STREET.—The Brokers' Realty and Mortgage Company has sold for Samuel Blumenstock No. 261 West 143d street, a five story new law apartment house, on plot 38x09.11.

EIGHTH AVENUE.—Morris Freundlich has bought No. 152 Eighth avenue, a six story triple flat, on plot 26.3x100.

THRTEENTH STREET.—Esther Minsky has sold to Catharine A. F. Casanova Nos. 235 to 239 East Thirteenth street, two six story tenements, on plot 60x103.3.

WEST WASHINGTON PLACE.—Elisha Crawford has sold No. 77 West Washington place, a four story dwelling on lot 22x97.

145TH ST.—Hayden & Co. have sold for the estate of Benjamin H. Tuthill to John C. Rodgers No. 450 West 125th street, a three story dwelling on lot 16x90.11.

MADISON AVENUE.—Mrs. Johanna C. Deiffenbach has sold to Nathan Meyer No. 1537 Madison avenue, a three story dwelling on lot 16x90.11.

168TH STREET.—The McVickar-Gaillard to 16x8x70.

166TH STREET.—The McVickar-Gaillard to 16x8x70.

Deiffenbach has sold to Nathan Meyer No.

1537 Madison avenue, a three story dwelling
on lot 18.8x70.

160TH STREET.—The McVickar-Gaillard
Realty Company has sold for B. Bloch the
plot 30x150 on 160th street near the intersection of Barretto street.

VYSE AVENUE.—A. Trube has sold the plot
125x100 on the east side of Vyse avenue
iffty feet south of Jennings street to L. J.
Sheridan, who will erect four story flats.

CRESCENT AVENUE.—William Stonebridge
has sold for Elizabeth W. Burke of Batlimore, Md., the southwest corner of Crescent
avenue (now closed) and 188th street, two
two story frame buildings on plot 50x95x.
irregular.

UNION AVENUE.—J. Clarence Davies has
sold for A. J. Cobe No. 383 Union avenue,
a two family brick house on lot 18.8x90.

151ST STREET.—J. Clarence Davies has sold
for Charles Gerlich the plot 43x116x50x irregular, on the north side of 151st street, 320
feet east of Morris avenue,

BRONX.—McRickard & Co. have sold for L. C.
Hahn No. 2770 Morris avenue, a two family
house on lot 25x95: also for Asher Freedman No. 445 Kingsbridge road, a dwelling
on plot 48x100; also for L. C. Hahn No. 2768
Morris avenue, a two family house on lot
25x95.

Miscellancous.

Miscellaneous.

Albert Booth Cohn, T. Frank Appleby and Edward Turlington have purchased a 10½ acre plot on Grant avenue, West Deal, N. J., which they will probably subdivide into large plots for a high class bungalow colony. Directly opposite this plot is Sheridan avenue, which leads to the Deal golf links, only a short distance away. It also adjoint Deal Park, which is now being developed by a syndicate headed by George W. Young.

### THE REAL ESTATE MARKET.

FEWER FLATS AND TENEMENTS FIND BUYERS.

Refined Family and Translent Hotel.

perators and Investors Are Turning Their Attention to West End Dwellings and Apartment Houses and to Loft Buildings -Suburbs Booming. Last week was one of the quietest which

the realty market in Manhattan and The Bronx has experienced in some time. In the former borough only 237 conveyances were recorded, as against 320 in the corresponding week a year ago. The decline of activity in the building industry was equally marked. Twenty-two new constructions, calling for an expenditure of \$1,400,000, were projected, compared with seventynine constructions, valued at \$6,600,000, for which plans were filed with the bailding bureau in the same week last year.

The decrease of buying and building was omewhat less pronounced in The Bronx, for that borough is largely suburban in character and suburban realty continues to be in excellent demand. The diminished volume of trading appears to affect chiefly the flat and tenement districts, particularly those along the subway, where it involves

both improved and unimproved land. The mortgage statistics reflected the growing tendency of estates and private investors to lend money on real property which has been noted since the law exempting mortgages from taxation went into

effect on July 1. During the week just closed \$6,100,000 was invested in Manhattan and Bronx mortgages, compared with \$3,500,000 a year ago. Of the increase in the volume of loans less than \$500,000 was derived from banks, trust companies and insurance corporations, the balance evidently coming largely from sources which were closed to borrowers on real estate so long as mort-gages were subject to taxation.

Interest rates, however, remain high, ranging between 5 and 6 per cent. Furtherbe.e. lenders are extremely cautious in

passing on the securities offered. The result is that although more money is available for mortgage loans, little of it is being placed on new buildings or on vacant lots in the uptown flat and tenement districts.

Operators, as well as investors, are there fore turning their attention to the older parts of Manhattan. Some increase of parts of Manhattan. Some increase of trading is noted in private dwellings and in old law elevator apartment houses, particularly on the West Side, and in business premises. There is a growing inquiry for loft buildings in the various wholesale districts below Thirty-fourth street and a considerable number of new constructions of this description are being projected. projected.

The suburban sections of The Bronx are

also gaining in activity at the expense of the flat and tenement neighborhoods along the Third avenue elevated line and the rapid transit road. The demand there is chiefly for two family houses and for lots adapted for immediate improvement with houses of this class.

houses of this class.
Generally speaking, suburban realty is more extensively dealt in than it has ever been before at this season of the year. In Brooklyn, for instance, 768 deeds were re-Brooklyn, for instance, 768 deeds were re-corded last week, as against 699 in the cor-responding week of 1905. The suburban movement in Queens, on Long Island, and in Richmond continues to be on a large scale, according to the reports of sales made by development companies.

development companies.

The real estate market evidently reflects the same tendency of the population to migrate to the outlying boroughs that was indicated by the statistics tabulated in connection with the opening of the public schools last Monday. The number of part time pupils fell from 23,000 to 17,000 on the lower East Side of Manhattan, but rose in about the same proportion in the newer localities throughout the city.

Private Sales.

THIRTY-NINTH STREET.—George Nicholas has purchased from Rebecca F. Riggs the four story and basement business building at No. 15 West Thirty-ninth street, on lot 2138.9. This property is in the rear of the building which the New York Club is erecting and has not changed hands in twenty-five years. Douglas Robinson, Charles S. Brown & Co. were the brokers.

FIFTY-NINTH STREET.—Mary A. Stewart has sold Nos. 61, 63 and 65 East Fifty-ninth street, a six story freproof apartment hotel, on plot 60x100.5. F. R. Wood & Co. are reported to be the brokers.

SEVENTY-FIRST STREET.—Ellen McK. Gunning has sold No. 227 West Seventy-first

5th Av. and 45th St. FEW BEAUTIFUL APARTMENTS OCTOBER 1. RESTAURANT A LA CARTE,

more rooms at modern terms. PAUL W. ORVIS. GEORGE C. HOWE.

MODERNIZED,
Madison Ave., 59th St.
7 to 18 rooms.
Unfurnished; one furnished.
Housekeeping or restaurant.

The new purchase is situated about the same distance west of the railroad tracks that Holly wood is at West End, but on much higher ground, and has a magnificent view of the surrounding country. Grant avenue leads directly to the ocean through Phillips avenue and is a fine residential neighborhood.

Arndt H. Olsen has leased the new seven story loft building at No. 39 West Seventeenth street to the New York Electrical Trade School for twenty-one years at a net yearly rental of \$6,500.

The Reiss-Loewy Realty Company has leased the six story flats at Nos. 217 and 219 East 105th street for a term of years; also the southeast corner of 161st street and Melrose avenue for eight years.

The McVickar-Gaillard Realty Company has sold for Charles A. Schenck Nos. 146 and 148 Fourth avenue, Mount Vernon, two three story business buildings on plot 45x105.

Pease & Elliman report the following leases: Nos. 1804 and 1808 Broadway for the Granniss estate to McLean Automobile Company; No. 7 East Forty-first street, for M. S. & O. S. Korn to Eugene Christian; No. 194 Riverside Drive, for Charles Lowen to C. J. Billwiller; the northeast corner of West End avenue and Sixty-third street, for Emil Voigt to Louis B. Burghardt; No. 1161 Park avenue, for C. B. Rouss to Mrs. J. Bonne; No. 279 Lexington avenue, for C. J. Leigh to Mrs. John H. Bradford; No. 515 West End avenue, for William B. Blackwell to J. Hatfield; No. 15 West Eighty-sixth street, for Mrs. E. F. Rook to F. C. Hollins; No. 16 East Forty-seventh street, for the Goelet estate to William B. Blackwell to J. Hatfield; No. 15 West Eighty-sixth street, for Mrs. E. F. Rook to F. C. Hollins; No. 16 West Ninety-fifth street, for William Cogate to Mrs. A. K. Brown; No. 268 West Eighty-India street, for the Goelet estate to William H. Church; No. 674 West Ninety-fifth street, for William Cogate to Mrs. A. K. Brown; No. 268 West Eighty-India street, for Mrs. E. P. Proban to A. E. Taylor: No. 337 West Eighty-fourth street, for the charter Realty Company to Mrs. A. E. Dright to Dr. Arndt H. Olsen has leased the new seven story loft building at No. 30 West Seventeenth tareet to the New York Electrical Trade Trade of the New York Electrical Trade The Resist Lowey Realty Company has leased the six story flats at Nos. 217 and 219 East Rost street for a term of years; also the avenue for eight years.

The Myckear-diallard Realty Company has sold for Charles A. Schenck Nos. 140 and 185 Fourth avenue, Mount Varnot, rov three street and street for displaying the seven to the following leases: Nos. 180 and 1808 Broadway for the Cranniss estate to McLean Automobile Company; No. 7 East Forty-first street, for End avenue and Sixty-third street, for End avenue for L. H. Persent of the Schone of th

150 West 47th Street WILLIAM H. MOSELEY, Pres. CLAUDE R. NOTT, Mgr.

EASTERN

HOTEL Whitehall and South Streets.

JOHN BITTNER, Prop.

118th St. and St. Nicholas Av 15 minutes from City Hall. Subway station, 116th St.

HOTEL CECIL

Absolutely fireproof family hotel, Pariot Bedroom and Bath Suites at rates ranging from \$10 to \$18 weekly \$9 weekly for Breakfast Launch and Dinner; \$8 for Breakfast and Dinner

lots on the north side of Hollis avenue between Ulster and Kilburn streets, twenty-one lots on Tarrytown street between Lerome and Chichester avenues, thirty lots on Jerome avenue between Nyack and Higble streets.

The long Island Railroad will soon begin work on the elevation of tracks through Hollis and the construction of a fourth running track along the Atlantic avenue frontage. The new track is being built to accommodate an increased service, which will be inaughrated when the tunnel to the Flatbush avenue depot is ready for operation.

The Rickert-Finlay Realty Company reports the following sales in Broadway, Flushing: Mary E. Haynor, three lots, 22,400; Miss Rose E. Small, three lots, \$2,400; Annie J. Moors, three lots, \$1,800; Elizabeth Moore, three lots, \$1,800; Mary Curris, three lots, \$1,800; George H. Tiemeyer, five lots, \$1,000; Charles Laird, Tony Bastone, two lots, \$800; Onni Petroman, two lots, \$3,400; Sarah West, three lots, \$5,500; Tony Bastone, two lots, \$800; Onni Petroman, two lots, \$800, and Leo Bugg, twelve lots, \$7,200. of Indiana white stone, colonial in design, and the equipments and decorations are of the best. The location is well restricted.

Tony Bastone, two lots, \$800: Onn! Petroman, two lots, \$800, and Leo Bugg, twelve lots, \$7,200.

The Langham, occupying the entire block fronting on Central Park West from Seventy-fourth of the Seventy-fourth street, is an apartment house of the newest and most luxurious kind. The southerly portion of the building is a duplicate of the northerly. Each faces on the park and on a street. On each floor are two apartments. The highest architectural skill has been employed in the arrangement of the apartments and the decorative effects are in splendid taste. In this twelve story building there are only forty-sig saites. It is as completely fireproof as modern selence can make it. Each apartment is equipped with an electric vacuum sheaning system. The New Weston, a modern fifteen story fireproof apartment hotel at Forty-niath street and Madison avenue, is almost completely and will open on October 1. Francis A. Beyea of the Weston in East Forty-seventh street is the lessee and D. J. O'Hara, for seventeen years with the Hotal Buckingham, will have entire management. The Weston has interior decorations of the sheet kind and the furnishings of the public rooms of the hotel are in keeping with the architectural effect of the building. Nothing has been missed to make the New Weston a model of modern apartment hotel construction and equipment.

ment.

Plans have been filed with Building Superintendent Murphy for a three story and basement parish house and chapel to be built at Nos. 529 to 535 West 121st street for the Roman Catholic Church of Corpus Christi. It is to be of brick, Bedford busetone and terra cotts triammings, with a frontage of 55 feet and a depth of 50 feet, and will cost 445,600. F. A. De Meuron is the architect, Plans have also been filed for making over the three story dwelling at No. 1728 Ninth average of \$45,000.

# The Lorraine

5th Av.

and 45th St.

A FEW BEAUTIFUL APART-MENTS TO RENT UNFUR-NISHED FROM OCTOBER 1. RESTAURANT A LA CARTE

PAUL W. ORVIS.

GEORGE C. HOWE

## HOTEL MONTAGUE

103-105 Montague St., Brooklyn, N. Y., elegant fireproof apartment hotel, in superb location, 3 blocks from City Hall, 2 blocks from Wall St. ferry; Brooklyn Heights, suites of 2 and 3 rooms, with bath, first-class service. Select people looking for a permanent home should investigate. Rents \$45, \$50, \$75.

Restaurant, Palm Room, Ca'e.

### Manhattan Square Hotel,

OWNERS' MANAGEMENT

50-58 West 77th St., New York. An ideal home. Unique in location; facing the finest museum in the

world, in a restricted street, between two parks. ABSOLUTELY FIREPROOF. The Manhattan Square Hotel offers advantages unsurpassed to those desiring a refined and beautiful home elegant in all its appointments, a thoroughly equipped ser-vice and a cuisine of the highest

RESTAURANT A LA CARTE CAFE. BILLIARDS. MUSIC. Leases now being made for coming year, SUITES, FURNISHED OR UNFURNISHED, of two to six rooms with haths, Suite suitable for dentist, WILLIAM GAVIN, MGR.